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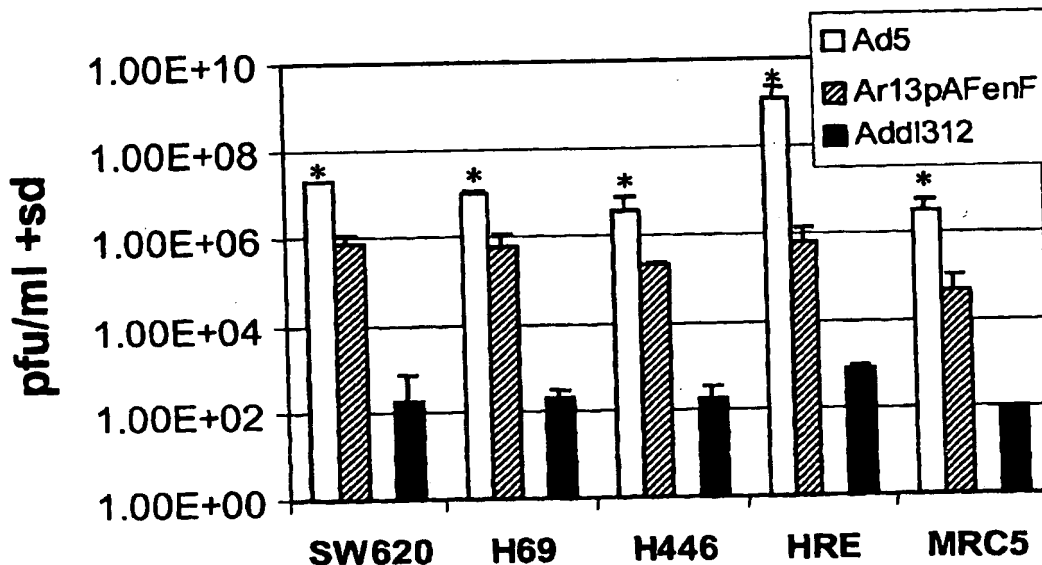
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[Continued on next page]

(54) Title: FLAP ENDONUCLEASE 1 (FEN1) REGULATORY SEQUENCES AND USES THEREOF



(57) Abstract: FEN1 transcriptional regulatory sequences (TREs) are provided. FEN1 TREs provide for transcriptional regulation dependent upon transcription factors that are only active in cancer cells. The FEN1 TREs may be used as a vehicle for introducing new genetic capability, particularly associated with cytotoxicity, for selective expression in cancer cells.